

**Planning & Zoning Commission Agenda**  
**Thursday, July 18, 2013 @ 4:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**  
**[www.ashevillenc.gov](http://www.ashevillenc.gov) (search "Planning & Zoning Commission")**

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**PRE-MEETING AGENDA – 3:30 PM, 5<sup>TH</sup> FLOOR CITY HALL**

1. Review of agenda items.
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**PLANNING & ZONING COMMISSION AGENDA – 4:00 PM 1<sup>ST</sup> FLOOR CITY HALL**

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Approval of minutes from the June 5, 2013 meeting.

**REZONING**

1. Request to rezone property with multiple addresses on **Finalee Avenue** from INST (Institutional) to RS8 (Residential Single-Family High Density) District. The owners are Caledonia Development, LLC and Isaac Grossman, and the agent is Kevin Scarmack. The property is identified as PINs 9648-61-7372, -8327, -8461, -8495, -9520, -9563; 9648-71-0317, -0506, -0549, and -0683. Planner coordinating review – Blake Esselstyn

**CONDITIONAL ZONING**

1. TO BE CONTINUED UNTIL AUGUST 7 - A request for a Conditional Zoning from Residential Multifamily High Density RM16 to Urban Residential District URD CZ for the project identified as **291 East Chestnut Street** located at 287 & 291 East Chestnut Street. The request includes a proposal to construct sixteen (16) multi-family dwelling units in two separate buildings, in addition to four (4) existing units onsite. Modifications to the setback and landscape buffer requirements are requested. The owners are Physis, LLC and Joel Storrow, and the contact is Chad Roberson, AIA. The property is identified in the Buncombe County tax records as PIN 9649-63-3056 and 9649-62-4958. Planner coordinating review – Julia Fields.

**WORDING AMENDMENTS**

1. Proposal for UDO Amendments pertaining to **signs** to Sec. 7-13-3: Off-premises signs, Sec. 7-13-4(b)(1)(c): Residential development signs, Sec. 7-13-4(c): Signage for multi-tenant businesses, Sec. 7-13-5(b)(3)(d): Off-premise signs. Planner coordinating review – Judy Daniel.
2. TO BE CONTINUED UNTIL AUGUST 3 - Proposal for UDO amendments to section 7-11-4(c) to review **open space requirements for industrial projects**. Planner coordinating review – Judy Daniel.
3. Proposal for UDO amendments to sections 7-2-5: Definitions; Sec. 7-8-1(b)(2)(c): Table of Uses; and Sec. 7-16-1: Uses By Right regarding **agricultural uses**. Planner coordinating review – Judy Daniel.

**DISCUSSION ITEMS**

1. Proposed changes to Planning & Zoning Commission Rules of Procedure – Judy Daniel
2. Policy on requests for continuances – Judy Daniel
3. Maps associated with zoning map study – Joe Minicozzi

**NEXT MEETING**

1. The next meeting will be Wednesday, August 7 at 5 p.m.